



Moat Farm, Bickfield Lane, Compton Martin, Bristol, BS40 6NF

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- Listed Farmhouse circa 4000 sq. Ft
- Characterful Period Features throughout
- Four Reception Rooms
- Cross Hall Connecting the Reception Rooms
- Kitchen with Breakfast Room
- Principal Bedroom with Ensuite
- Five Further Double Bedrooms
- Enclosed Gardens plus Paddock
- Outbuildings plus Lots of Parking
- NO FORWARD CHAIN



Unique Home!

Moat Farm is a large family home full of character, dating back to 1450 and is believed to be the oldest house in the Chew Valley! The house is Grade II listed and full of the most beautiful features – ancient stone fireplaces, deep set windows and flagstone floors and yet this beautifully presented home also affords very comfortable and modern family living. It is situated in a very rural location on a quiet country lane – though not isolated – and is a short distance from Chew Valley Lake.

Enter the property through the open stone medieval porch via a beautiful wooden door into the ancient cross hall which runs from the front to the back of the property. Into the large dining hall (the Great Room) in the middle of the house which has exposed timbers and flagstone floors, together with a large fireplace and wood burning stove. A cosy and comfortable sitting room leads from here – dual aspect windows bring in lots of natural light and the carved stone fireplace is a beautiful focal point. Also leading from the dining hall is a spacious and useful study.

To the other side of the cross hall is a large kitchen family room – warm and welcoming with a range of wooden cabinets together with an Aga – it's the family hub and there is plenty of space for relaxing, eating and socialising here. Leading directly from here – in the renovated dairy building - is the entrance lobby which the current owners use daily – a great space for muddy wellies, dogs and coats and with access to both the front and rear of the house, the enclosed courtyard and car barn. In this part of the house is a useful shower room, utility room and a snug, with potential to be used as a self-contained wing.

Heading to the first floor you will find 5 well-proportioned bedrooms, the principal of which has a vaulted ceiling with exposed timbers, a carved stone fireplace and benefits from a beautifully appointed ensuite shower room. There are four further bedrooms (one with a dressing room/study) and a large family bathroom. There is also plenty of integral storage on this level, as well as an extremely useful ironing/laundry room!

To three sides of the house are beautiful gardens with terracing, borders, rockery and lawned areas – so many areas to relax and enjoy your morning coffee or a glass of something chilled! There is a paddock (circa 1 acre) plenty of parking and a large, enclosed yard – there is even a moat! External stone buildings include a double carport, a workshop and two garden stores. This fabulous home offers a lot for its price and needs to be seen to be fully appreciated – call us to arrange your viewing!



The village of **Compton Martin** lies in the heart of the beautiful Chew Valley, an Area of Outstanding Natural Beauty, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have played at the very popular local Ring O'Bells Pub! The busy Blue Bowl is even nearer!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling within easy reach, amongst many other pastimes.

A village Post Office offers a great convenience, with neighbouring Harptree, Chew Stoke, Blagdon and Ubley village providing good schooling and more shops.

The village is perfectly placed for commuting to both Bristol and Bath with their excellent independent schools (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





GROUND FLOOR
2660 sq.ft. (247.1 sq.m.) approx.



ROOM DIMENSIONS

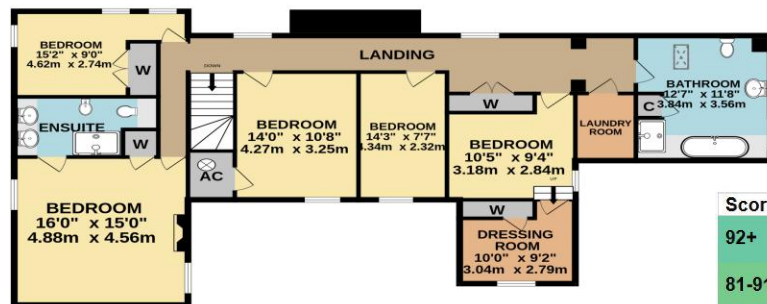
Ground Floor

OPEN PORCH 10'0" x 8'0"
 ENTRANCE HALL 7'2" x 18'0"
 DINING HALL 26'3" x 17'4"
 SITTING ROOM 15'0" x 18'7"
 STUDY 14'9" x 12'0"
 KITCHEN/FAMILY/BREAKFAST ROOM 17'3" x 25'2"
 LOBBY 12'0" x 10'6"
 SHOWER ROOM 7'2" x 6'0"
 UTILITY/LAUNDRY ROOM 7'3" x 6'5"
 SNUG 10'7" x 14'5"

CARPORT 18'6" x 24'5"
 WORKSHOP 8'0" x 10'7"
 STORE 8'3" x 12'0"
 GARDEN STORE 6'4" x 7'4"

First Floor

LANDING 42'9" x 5'0"
 BEDROOM 15'0" x 16'0"
 ENSUITE 12'5" x 6'6"
 BEDROOM 15'2" x 9'0"
 BEDROOM 10'8" x 14'0"
 BEDROOM 7'7" x 14'3"
 BEDROOM 9'4" x 10'5"
 DRESSING ROOM 10'0" x 9'2"
 LAUNDRY ROOM 5'0" x 7'0"
 BATHROOM 11'8" x 12'7"



TOTAL FLOOR AREA : 4038 sq.ft. (375.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	33 F	
1-20	G		